



 Jan Forster

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Tudor Walk | Kingston Park | Newcastle | NE3 2QT
£700 Per Calendar Month



- Ground Floor Flat
- Part Furnished
- Two Spacious Bedrooms
- Private Rear Garden
- Available Now
- Garage
- Council Tax Band A
- Call For More Information





Available immediately on a part furnished basis, this delightful, two-bedroom ground floor flat offers comfortable and convenient living in the heart of the ever-popular Kingston Park.

The property features a bright and spacious living room, a fitted kitchen with ample storage, two well-proportioned bedrooms, and a bathroom WC. With the added benefit of being on the ground floor. Further benefits include gas central heating and double glazing.

Externally the property benefits from a garden to the rear and there is also a garage.

Residents benefit from a wide range of local amenities, including supermarkets, shops, cafés, and leisure facilities, all within easy reach. Kingston Park Retail Centre is nearby, while excellent public transport links, including the Metro, provide quick and convenient access to Newcastle City Centre, the airport, and surrounding areas. The A1 motorway is also easily accessible, making this an ideal location for commuters.

Early viewing is highly recommended to appreciate all this property has to offer. Please call 0191 236 2070 for more information and to book a viewing.

Council Tax Band: A



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

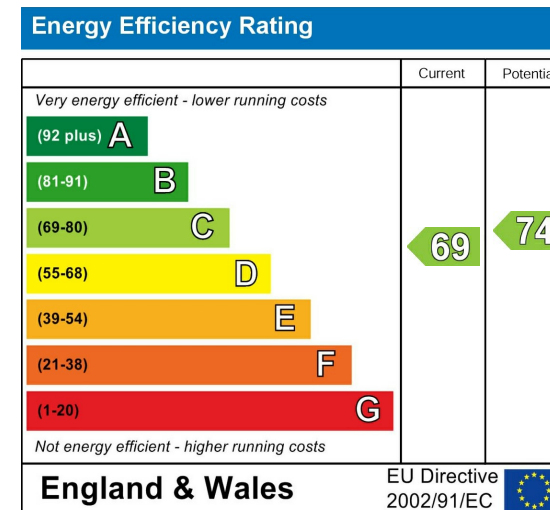
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

The difference between house and home

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Contact Us: 0191 236 2070

